

**CITY OF KUNA
PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, September 26, 2017**

PZ COMMISSION MEMBER	PRESENT	CITY STAFF PRESENT:	PRESENT
Chairman Lee Young	X	Wendy Howell, Planning Director	Absent
Commissioner Dana Hennis	X	Troy Behunin, Senior Planner	Absent
Commissioner Cathy Gealy	X	Trevor Kesner, Planner II	X
Commissioner Stephen Damron	Absent	Jace Hellman, Planner I	X
Commissioner John Laraway	X		

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Chairman Young called the meeting to order at 6:00 pm.

Call to Order and Roll Call

1. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for September 12, 2017.
- b) **17-03-AN** (Annexation), **17-07-S** (Subdivision) – Rising Sun Estates Subdivision; A request to annex approximately 36.30 acres into Kuna City with an R-4, residential zone, and to subdivide the property into 91 single family residential lots and 5 common lots known as Rising Sun Estates Subdivision. ***Findings of Fact and Conclusions of Law.***
- c) **17-04-AN** (Annexation) – A request from John Browning for approval to annex approximately 6.82 acres located at 882 E Hubbard Road, Kuna, ID 83634 with an R-6 (medium density) residential zoning designation. ***Findings of Fact and Conclusions of Law.***

Commissioner Hennis motions to approve the consent agenda; Commissioner Gealy Seconds, all aye and motion carried 4-0.

2. PUBLIC HEARING

- a) **17-07-ZC** (Rezone) – A request from Scott Noriyuki, to rezone a parcel's current R-4 (medium-density) residential zoning designation to a C-1 (neighborhood-commercial) zoning designation. The site is located at the southeast corner of West Hubbard Road and North Linder Road, Kuna ID.

Scott Noriyuki: Thank you, Scott Noriyuki, Northside Management 6810 Fairhill Place, Boise ID. With that said this is a carved-out piece of property from the subdivision. It remains as the same owners, same developers. What we are requesting to do is rezone to C-1 for future multifamily development. I have submitted a concept plan, but at this point it truly only concept. Our intent is to do some sort of attached multi family. The plan that we have been looking at is townhomes, that is our preference. At this point we are going to see where the market goes. I understand there may be some questions regarding zoning, rather than going to something high like an R-40, as opposed to the C-1. The C-1 in your zoning and uses, is going to allow me that absolute flexibility, so I can come up with the highest and best use. We have started some architectural design and we felt comfortable, but just that C-1 and reading your code, and talking to staff seemed to work best for us. And before I conclude, I just wanted to let you know I have gone through the staff report and we agree 100% with the conditions of approval. We also have reviewed and approved ACHD's conditions of approval which includes additional right-of-way and frontage improvements. So, any kind of impact we may have, that is going to help

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that entire intersection. So, with that, I would happily stand for any questions. **C/Young:** Okay, any questions for the applicant? **C/Hennis:** None at this time. **C/Gealy:** I have none at this time. **C/Young:** Okay thank you, then we will have staff come forward.

Jace Hellman: Chairman, Commissioners, for the record, Jace Hellman, Kuna Planning Staff, 751 W 4th St. The application before you this evening is solely for the rezone of approximately 1.96 acres located at South East Corner of West Hubbard Road and North Linder Road, and your decision will serve as a recommendation to the City Council. Staff would just like to point out that all submitted site plans are purely conceptual and are not on the table this evening. They will be evaluated and considered at a later date. Once again, I want to emphasize this public hearing is strictly for the rezone and the rezone only. The applicant is requesting to rezone his property from its current zoning designation of R-4 to a Neighborhood Commercial zoning designation of C-1. This parcel is lot 8 Block 1 of the Kelleher subdivision. This Parcel has remained vacant ever since the recording of the final plat in the October of 2006. Current access to the site is available via an existing curb cut on North Linder Road. ACHD recommends removing the existing access and introduce a TEMPORARY full access with proper curb return to Hubbard Road, with the condition that the driveway will may be restricted to right-in/right-out only in the future as determined by ACHD and/or the City of Kuna. Staff would just like to point out that we agree with ACHD's recommendation. The future land use map identifies this site as medium density residential, but due to its location on the hard corner and proximity to future neighborhood commercial zoning designations, staff believes this rezone request could be considered in harmony with, and compatible to, the future land use map. Staff has determined this application generally complies with Title 5 of the Kuna City Code, and all noticing requirement for tonight's meeting have been met. I will now stand for any questions. Thank you. **C/Young:** Okay, are there any questions for staff at this time? **C/Gealy:** I would just like to clarify with the C-1 zoning, will the applicant still come back for design review? **Jace Hellman:** yes, so we are doing the rezone right now, that is all we are doing. When he has his plans solidified, we will come back for a design review. **C/Young:** Well that will be a preliminary plat as well. **Jace Hellman:** Not in this case, commercial zones are allowed to have multiple buildings on one parcel, unless he creates townhouses with the plans to sell them off individually. **C/Gealy:** I just want to clarify for my own understanding what the implications are for the commercial versus the high density residential. In terms of the city and the future applications. For instance, would landscaping still be involved for design review, and would the landscaping requirements be similar to the landscaping requirements in a higher residential zone? **Jace Hellman:** Yes, landscaping requirements will be similar, they will be required to do buffers. Parking and lighting will also be on the table for design review. **C/Gealy:** So, will signage and fencing? **Jace Hellman:** Correct. **C/Laraway:** I guess that is where I some clarification on parking limitations. Are they the same for C-1 versus residential multifamily? **Jace Hellman:** In our code, there is a requirement for multifamily parking, it is per unit based and from the total a certain percentage is required to be handicapped parking. **C/Laraway:** and it is the same as 1.5 per house? **Jace Hellman:** Yes, per unit. **C/Gealy:** And that would change just because this commercial? **Jace Hellman:** Yes, they would still be held under those parking standards. **C/Hennis:** Yeah it is based on usage. **C/Laraway:** I guess some more clarification if I may. You said there was a possibility that ACHD might limit this to right-in/right-out later down the road. Isn't that going to handicap this later. It seems like you're asking us to approve something that is probably going to change later, that will change the entire dynamics of what this property might be. **Jace Hellman:** In ACHD's staff report, there is talk of a future roundabout. With the right-in/right-out, that fits their policy with the implementation of a roundabout. Until anything is set in stone there, this entrance will likely remain a temporary full access. It is really up to ACHD's development standards. **C/Laraway:** I am not trying to be naive, but when you say right-in/right-out and they put a roundabout at the corner, the entrance/exit for the property, is further to the east. You can't even turn left to go into town to go shopping, unless you go to highway 69. I don't know how conducive that is for residential. **Jace Hellman:** I understand

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that, but that is directly from ACHD's staff report. **C/Hennis:** I think because of that proximity from the driveway, this would only be if there was roundabout. If you put a roundabout in there and you didn't control that right-in/right-out, it would be dangerous for those people exiting that roundabout, so they are going to have to control it that way. It is a problem but this determined by whether ACHD is going to make this a roundabout. **C/Laraway:** Another question I guess, and this might be a different question for the other gentleman. This property is inclusive of itself, or is it apart of the subdivision? **Jace Hellman:** This parcel is a part of the subdivision. I believe it is lot 8 block 1 of the Kelleher subdivision, which record back in the October of 2006. **C/Laraway:** So, the kids that are going to live in there, are going to have entrance and access to subdivision for the playground? **Jace Hellman:** That would be something for the applicant. Like I have said, all of the plans we have are conceptual, this strictly for the rezone, I don't know what any access to the subdivision will look like, possibly the applicant could tell you. **Trevor Kesner:** Commissioners if I may, by virtue of this lot being a lot within the Kelleher subdivision, it is still subject to the HOA, CCR's and so forth. Therefore, they should access to the same amenities that everyone else does. **C/Laraway:** Thank you. **C/Hennis:** I have no further questions. **C/Young:** And just to confirm to the east of the property, it is currently zoned R-4? **Jace Hellman:** Yes, that is that stretch of residential and across to the west is slated for future commercial and I believe about a block to the east further down is slated for future commercial as well. **C/Young:** Okay. **C/Laraway:** If I am not allowed to ask this question, please stop me if I can't. These commercial properties that you say we are acquiring to the east and to the west on Hubbard, are we under the pretense that these are commercial properties, or are we going to be falling into the multi-housing, multi-family type scenario. **Jace Hellman:** I guess that all depends on what the developer wants to do with their land. This is just from our comprehensive plan map, which is what we would like to see those parcels be zoned, but it ultimately depends on what the developer would like to do. **C/Laraway:** Okay, thank you. **C/Young:** Any other questions for staff. **C/Hennis:** Nope. **C/Young:** Okay, then we will open up the public testimony at 6:15, and the way that generally works is the applicant had their time to present and anybody that would like to testify can, we ask that each person keeps it to three minutes to be fair, and then after the applicant will have a few minutes to answer your questions and we will go from there. With that being said, is there anybody here that would like to testify that has not signed up. While she is signing up here, we will have Tim Domka come forward and state your name and address for the record please. **Tim Domka:** address is 2332 Cork Tree Ave, Kuna, Idaho. I don't know if this is the correct format to ask the questions that I have, or whether it should be with the developer. Some of the questions that I have, that you guys brought up, that is attached to a current subdivision and that they would be involved in current HOA programs, are they then bound by the fees that the subdivision pays, and do they become a portion of that subdivision, and would the residents there then pay those fees, or if it is a multilevel are you asking the owners of the property, or the tenants to pay the homeowner association fees that the residents of the subdivision currently pay. The second is that I ask the commission to take a look at this and determine whether we need more multifamily residences in the Kuna area. From what I understand that once it is zoned C-1 the applicant doesn't have to come back and ask for public hearing, as far as hey we are going to turn this from town houses into apartment complexes. That was the information we got from planning and zoning about a half an hour ago. I don't know the policy for it, but if it is a C-1, he briefly went over what his intentions are, and they look good on paper, but if it were to turn into an apartment complex type thing, that is where I can't turn around and come back and say well originally you said you wanted townhouses, and now you say you want apartments. Townhouses was a residence that I agreed with and now you say apartments I don't know if I want that, right there on that hard corner and access to the subdivision and who do we hold accountable for the HOAs and stuff like that. **C/Young:** The applicant can address most of those, as far as the HOAs the city itself does not have any control over those. That is a civil matter between the property owners of the subdivision itself. We don't get into the HOA, as far as all of the other questions I am sure the applicant can answer. **Tim Domka:** Yeah, like I said I wasn't sure if this was the right format, I think I can sit with him and

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talk offline. **C/Gealy:** It is always good to ask questions, thank you. **C/Young:** Absolutely, Thank you. Then next up, I have listed Adam Llewellyn, please step forward and state your name for the record please. **Adam Llewellyn:** 415 E Whitbeck St., I actually have no questions at this time, it has all been pretty well addressed. **C/Hennis:** Thank you for coming by at least. **C/Young:** Okay, then next up I have listed Marian Bergeson, please step forward and state your name and address for the record please. **Marian Bergeson:** 293 E Kelleher St. in Kuna. I would be right around the corner from the proposed location change, and again, I apologize for being late, because I believe more of my questions could have been answered if I was not late. I do want to know if it is townhouse, not an apartment. **C/Young:** That is what is listed here. **Marian Bergeson:** Okay, and I agree with him, and my question being is there any way to annex them out of the Chapparosa neighborhood, and not have them be a part of the HOA and have them be their own little part right there. I am a tiny bit more in favor now that they have said townhouses, instead of apartments, but I do question why we need multi-housing in that neck of the woods in Kuna, I think there is other farmland being acquired by developers that could start it off that way, and not necessarily be sitting right next to houses. I suppose I want to direct all of my questions that way also, and just more of an understanding before I truly have an opposed or in favor view. **C/Hennis:** Thank you. **C/Young:** Thank you. Okay, then seeing nobody else signed up to testify we will have the applicant please come up/. **Scott Noriyuki:** Thank you, Scott Noriyuki with Northside Management again, I want to address each of the public comments first, and then I will go over your questions for clarity. First of all, regarding the HOA, when we ultimately complete this project we are going to take a hard look at the overall design. We do have control over the HOA of the existing subdivision and we are just going to have to look and meet with the neighbors to decide what is best. With our flexibility, and in our design, we will ultimately have our own open space and our own amenities, and some time that is nice to share, or maybe it is good to set up a second HOA. Some people might feel that you don't want that cross access if you will. It is not a problem we can keep them collaborative or we can separate them. Everybody understand that we have the ultimate control. The next big concern, which I think is fair, is once I achieve the rezone to C-1 can I just arbitrarily change my mind and go ahead do whatever the heck I want? I want to state, and I believe that staff agrees with me, once I have my final design, we are going to have to have another neighborhood meeting, we are going to have to repost the property, we are going to have to submit to staff, and we are going to have another planning and zoning hearing, as well as council. So, everybody is going to get an opportunity to look at what we are ultimately building, so we can't do a bait and switch, and I think that is a really important understanding for everyone, is that I can arbitrarily change it, make a promise and then come back and get away with breaking it. With that that will be coming through design review, with that there will be a preliminary plat, or a master site plan, with floor plans, elevations, a whole landscape plan, the whole nine yards. So, everybody has a full body understanding of what we are doing, and that is for the neighbors' benefit, for your benefit as P&Z, and ultimately for Council. With that, and yes, I think it is possible to de-annex that particular lot out, and I just wanted to address that, it is very possible. With that said, I am going to go on and get to a couple items that you have brought up, and once again I am reiterating the ultimate final design, is going to have to comeback before you, through the design review process. So, you are going to see it. Landscaping as it sits right now, or the frontage landscaping, regardless of what the ultimate use will be, in your code it states that the buffers have to be so wide, so high, with so many plants in it. Naturally, we are going to conform and we are interested in making a profitable project, so of course we are going to do better than minimum code. Right now, the current design, the conceptual design that was in the application, I am knocking on 26% of open space, counting 100% of the buffers and the interior landscaping and common areas. That is pretty significant honestly. As far lighting, naturally we are going to have to install any appropriate lighting on the road way frontages, just for safety at the intersection. As far as interior lighting, naturally we are going to have some, but we will have downward blinders, so there will be no bleed over to any other adjacent properties and it won't be an impact on them but it will be safe for the new residents which I think is a nice balance. The buffers again, per the

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roadway buffers, they are going to be per code. As far as the ACHD, right-in/right-out all of that, once we get the actual design hammered out, ACHD is going to make us convey additional right of way no matter what, whether it be for a roundabout, or a traffic light, but they will extract whatever amount of land they need and we will need to convey that in preparation for it. So, 100% of our designs or our contemplations consider that. As far as right-in/right-out and the concern that will people be able to get out and take a left-hand turn to get into town, I really don't want them to. This property is a hard corner, and with people getting out and taking a left with vehicles stacking, even though we are going to have to do roadway frontages and additional acceleration and deceleration lanes, left hand turns, your practically not even going to be able to do it. Aside from the middle of the day, and at none peak hours. During peak hours, that is dangerous. We want them going right, and there is a grocery store down the road there and there are quite a few roads, you can work your way through. It is not like you are living in Downtown Boise or anything. Back to the common area connections, in the ultimate design, I have gone back and forth and I have looked at whether or not we should connect this to the existing subdivision, and share open space where these folks can use our new open space and the new residents can use some of the existing open space. That comes down to the neighborhood, and there is a neighborhood meeting, and all of the existing folks in the neighborhood, if they buy in large say yes, then we will do it. If they buy in large no, then we won't do it. We have no financial gain, or motivation one way or the other, if it makes sense for everybody, everybody can share. If they feel like whoa, we don't want these people coming in to our neighborhood, we won't. With that said, I do want to point out that this is the same property owner, the same developer. This is not changing hands, this is not out of state projections, it is the same people that came before and built the overall subdivision. The last thing I want to point out is the property to the north is already zoned commercial, and so we are not making a tremendous leap. I just wanted to point that out and with that said, I will stand for any questions. **C/Young:** Okay, are there any questions? **C/Laraway:** Just one quick clarification. I might have missed it, but when you were talking about developing this property, are these going to be for sale, or are these going to be rented. **Scott Noriyuki:** At this point, the intent townhouses for sale, and that is what the design indicates, and I have it set up for parcel lines coming down the walls, of course everything is market driven, and that is where you get the hammer of design review when I come back. If the market collapses we might not do anything. **C/Laraway:** Does having a rental versus ownership, change a HOA perspective because you cannot put liens on an apartment? **Scott Noriyuki:** Absolutely, it dynamically changes everything, because it is commitments on owners ultimately. **C/Laraway:** Thank you. **C/Young:** Thanks. **Trevor Kesner:** Commissioners, I just wanted to clarify a couple of things after the applicant's rebuttal. A design review will be required for any future development, landscaping, fences, parking, all of that. However, a design review is not a public hearing. There are no posting requirements, there are no noticing requirements. So, the potential for the public to weigh in on a potential design is not there, I just wanted to clarify. If in the future, the roundabout goes in and if ACHD restricts this to a right-in/right-out, we have developments east of this that will eventually be connecting Kay Avenue in a north/south fashion. So, they may not necessarily need to go all the way out to Highway 69 to head back to town. They might be able to take a future Kay alignment to come out on Hubbard, so just something to consider there. Whether this is multi-family, or townhouse, or a Maverick store, a design review will be required. The only difference is that, if the applicant or the owner, or both, decide that the market makes them want to make these for sale versus rentals, that would be required to be platted and a plat would be a public hearing, and at that time noticing and posting requirements would then apply. I just want to make sure we are clarified about the process of a design review, it is not a public hearing, but you will see it. This board will see it and they will have a chance to scrutinize the site plan, the landscaping and everything that might be proposed in the future. **C/Young:** Thank you, that is true about the design review. My question for the applicant is that you are very open to the neighborhood input, and once you do have a final design, even though that wouldn't be a requirement, would you be willing to have that meeting with the neighborhood, so they can get a feel for your input. Would you have that meeting to have that input? **Scott**

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Noriyuki: Absolutely, with the townhouse concept we are going to plat that as well, and with the platting, that becomes a neighborhood meeting, and the public posting, and the full blown public hearing. We want the neighbors on board, we don't want to alienate them, we want them to feel good that Kuna is growing, no matter what. We want them to feel comfortable and we want something nice. **C/Young:** Okay, thank you. With that I will go ahead and close the public testimony at 6:34, and that brings up our discussion. As far as corners for being a C-1 designation, there is a C-1 just directly north, and more commercial not that far away, which has the potential to make that a small commercial center. The zoning designation fits with where growth is happening commercial wise, as far as looking at strictly the zoning. **C/Hennis:** Yeah that is true, and this is something we need to think about. This is purely a rezone application. **C/Gealy:** right now, it is a R-4, which is probably not the best use for the land on the corner. Probably something a little more higher density or commercial is more appropriate on these corners. **C/Hennis:** the only thing I worry about, as our citizens have voiced is, if they go to townhouses they have to replat and they go through the whole public hearing process, however if it goes to apartments we have nothing except for Design Review to coordinate that, and there is no public hearing, and I am wondering if there is some way we can control that. **C/Laraway:** My confusion, I think Commissioner Gealy brought it up, R-4 doesn't seem to fit, but we are turning it into commercial and we are literally adding more families to that corner, that is the dilemma I am having. **C/Hennis:** Well the difference being that multi-family type establishments, or townhouses, or something like that, you think of R-4 as a single-family type area, you have kids playing in the yards, etc, driveways coming out wherever. It is more controlled in a situation like this where you have a central parking lot, you have everything as they have shown, they are designing it to enter and focus everybody away from the corner, and the corner is just kind of on the outside, so it is actually a little more appropriate than that, because it will focus those things a little more on the inside. **C/Gealy:** That is the schematic they have, but that is not necessarily what will be proposed, but I would say that a higher density residential or a commercial would indicate a higher level of activity, and a higher density of people, which is probably more appropriate at a corner, than R-4. We do have a lot of developments where they obviously back the R-4 development up right to the corner, with fences that are there. But, it is also entirely appropriate to have that be a higher level of use, and a higher density. **C/Laraway:** My only concern is putting this many families on the corner, is obviously the kids. How do we keep them off of Hubbard and how do we keep them off of Linder, I don't know if we are going to require fencing, but again that is the design review portion of this that we don't know. Is there going to be barriers to prevent the kids, or traffic from running off the road? **C/Hennis:** And that we do have control of, that is about all we have got if we go a C-1 zone, that is what I am worried about. I don't know if there are any stipulations, or conditions that we can put. We can with the neighborhood meeting for them to talk to them, but. **C/Laraway:** you are going to have school buses stopping on Hubbard or Linder to pick the kids up because they cannot go in that parking lot. There is just a multitude of little problems that start adding up to that corner when you start throwing kids in. **C/Hennis:** Yeah, but that is no different if it was a R-4 where it already was at. That's the same. **C/Laraway:** Correct, but I guess under the R-4, yeah, I don't know. **C/Hennis:** In regards with your concern with that, I mean that one we can't really state other than the school buses, the school has to design a site a little more appropriate than at the corner, that is what they are going to have to do. **C/Young:** I think in the main part of the subdivision is where they pick up the kids already, so they would just have to walk down the sidewalk, and that is an assumption on my part. **C/Laraway:** An assumption I have, is maybe the school buses pick up the kids inside the subdivision now and if they have access these kids would go into the subdivision now to get picked up. **C/Young:** It is a design review issue at that point. **Trevor Kesner:** Not to interrupt your discussion, Commissioner Laraway, there is a very large common lot with a pathway directly south of this parcel, it belongs to the HOA, this parcel is currently within the HOA, there is potential for walkability internally to subdivision, but it is potentially there. Again, the city does not regulate, or keep track of, or have anything to do with HOAs, CCRs or otherwise. **C/Laraway:** Right, but I would rather ask these questions now, rather than approve it C-1

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than start asking the questions. Once we approve it, the barn door is shut. **Scott Noriyuki:** Absolutely regarding children, I have two small children. So, there a couple specific items that can go into your recommended conditions of approval to council. One, is to make sure there is pedestrian connectivity through that common area, and at that point, any kind of children can be picked up internally. In addition, and auxiliary, through ACHD's ultimate staff report, when the development comes through, the widening of the road adjacent to the entrance, they will be widening for acceleration and deceleration turn lanes, and at that point that is going to create, a much safer area to where a bus can practically stop, pick up kids, or drop off children. So, there is two really wonderful opportunities there, but I appreciate what you are saying but I just wanted to give a little clarity. **C/Laraway:** Thank you. **Scott Noriyuki:** Your welcome. **C/Hennis:** I mean as for townhouse, as far as what is conceptually done right now, I am not in opposition to, I just want to have checks and balances in case something changes down the road, and I am not sure we have enough, for the sake of the neighbors, but we do have control with design review. **C/Young:** If they are sold off as townhomes, and when a preliminary plat comes in, then that changes everything there too. I understand your concerns with a C-1, because there is a large amount of options that they can do, which is not just residential. As C-1, it is a good corner for a lot of things, not just townhomes but other commercial uses as well. I think, that as the applicant has said, I think we can address some of those concerns as far as children safety, and accessibility and ability to enter the subdivision with conditions of approval here, or recommended conditions of approval, because this is just a recommendation to council. All of that being said, conceptually with the townhomes, I think it is a good use on that corner. Concerns can be addressed with conditions. It is a small lot, so there is only so much they can do as far as things go, and keep ratios and buffers and everything that can actually physically fit on the lot. It can't turn into a twenty or forty-unit apartment complex. **C/Gealy:** Depends on how high you go. **C/Young:** There is height restrictions. **C/Laraway:** Thinking down the road, ACHD or ITD is probably going to put a light at Hubbard. So, that is going to start increasing more traffic going down that road. Mostly it is at Columbia now, because of the light, but you are going to be adding more traffic to Hubbard. I know that is down the road, but again as this begins to develop and grow, the traffic is going to be there. I can't raise my hand and say I object to this, I understand it, it is legal and it falls within what we are trying to do. I think with myself, I am just a little cautious because I don't know what the end result is going to be, that is my only fear. **C/Young:** Any other thoughts? **C/Hennis:** I thought this was going to be an easier decision. I just wish there was a way we could guarantee the end result. **C/Gealy:** We can't guarantee what it is going to be, because the developer is going to have to make the decision, in real time, of what is going to be the best use for that property when it comes time to develop. If there are plans to build a roundabout at that corner, I think the developer, based on hearsay is in a better position if it is commercial than residential. **C/Hennis:** I think it is more appropriate. **C/Gealy:** If it is going to be townhomes or apartments, or a commercial use, some kind of neighborhood commercial, like maybe they are going have a gas station or a donut shop, or any of those things could be appropriate, including apartments. If it goes to that then the design review and the conditions need to address the amount of traffic, and kind of traffic that is going to be happening there. But, what they are asking is if we are willing to give them the flexibility of a commercial zone, and then to come back to us with whatever they determine is the best use there, recognizing that we may or may not have the opportunity for another public hearing at that time, but they are willing to have a neighborhood meeting to at least discuss it with the neighbors. **C/Hennis:** Yeah, I think you are right, I think that is about the best we can do on that. **C/Young:** If there is nothing else, I could stand for a motion.

Commissioner Hennis motions to recommend approval to City Council for Case No. 17-07-ZC (Rezone), with the conditions as outlined in the staff report, and with the additional conditions that the applicant shall consider pedestrian connectivity in any future development plans, and the applicant will be required to hold a

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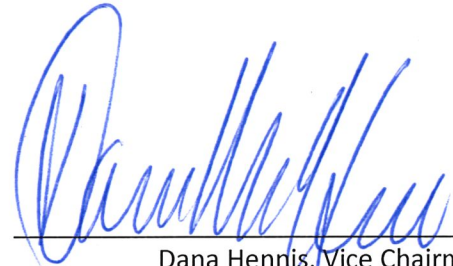
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neighborhood meeting to discuss any future development plans with neighboring residents prior to submitting for Design Review; Commissioner Gealy Seconds, all aye and motion carried 4-0.

3. COMMISSION DISCUSSION AND REPORTS

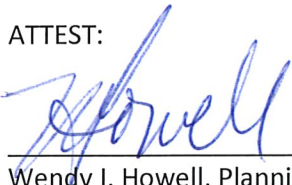
4. ADJOURNMENT

Commissioner Gealy motions to adjourn; Commissioner Hennis Seconds, all aye and motion carried 4-0.



Dana Hennis, Vice Chairman
Kuna Planning and Zoning Commission

ATTEST:



Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department